

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

October 1, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy
Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin,
Maldonado Moreno, Peraica, Quigley, Schneider, Sims, Steele and Suffredin
(17)

Absent: (0)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

281747 DOCKET #8147 – M. NERI, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 5 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Crescent Avenue, approximately 250 feet north of Bryn Mawr Avenue in Norwood Park Township, County Board District #9. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

289043 DOCKET #8312 – M. & S. FITZGERALD, Owners, Application (No. V-07-81): Variation to reduce left interior side yard setback from 10 feet to 4 feet (existing) reduce distance between principal and accessory structure from 10 feet to 3 feet; reduce left interior side yard setback from 10 feet to 0 feet for a pool surround deck; and reduce rear yard setback from 40 feet to 30 feet for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of West 115th Place, approximately 125 feet west of Lawndale Avenue in Worth Township, County Board District #6. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy moved approval of Communication Nos. 281747 and 289043. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

295864 DOCKET #8449 – CLEAR CHANNEL OUTDOOR, INC., Owner, Application (No. V-08-67): Variation to increase height of billboard advertising sign from 40 feet above curb level (existing) to 95 feet above the established average grade for conversion of an existing billboard advertising sign to digital multiple media sign in the I-1 Restricted Industrial District. The subject property consists of approximately 3.45 acres, located on the east side of I-294 (Tri-State Toll way), approximately 600 feet south of Central Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: The Zoning Board of Appeals received a letter of objection from the Planning Department of the Village of Glenview.

***Deferred at the board meeting of September 3, 2008**

295865 DOCKET #8450 – CLEAR CHANNEL OUTDOOR, INC., Owner, Application (No. V-08-68): Variation to increase height of billboard advertising sign from 40 feet above curb level (existing) to 70 feet above the established average grade (existing) for conversion of an existing billboard sign to digital multiple media sign in the I-1 Restricted Industrial District. The subject property consists of approximately 5.74 acres, located on the south side of I-94, approximately 0.5 miles west of Waukegan Road in the C.M.St.P & P Railroad in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

***Deferred at the board meeting of September 3, 2008**

Vice Chairman Murphy, seconded by Commissioner Goslin, moved approval of Communication Nos. 295864 and 295865. The motion carried.

Commissioners Gorman and Quigley voted no on Communications Nos. 295864 and 295865.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296467 DOCKET #8468 – A. KAKAREKO, Owner, Application (No. V-08-84): Variation to increase height of columns in front yard from 3 feet to 12 feet (6 columns existing); increase height of columns from 6 feet to 12 feet (4 columns existing); increase wall in front yard from 3 feet to 6 feet; extend vinyl fence back to residence from 3 feet to 6 feet; and extend vinyl fence east into front yard from 3 feet to 6 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the northeast corner of Fullerton Avenue & Gustav Street in Leyden Township, County Board District #16. **Recommendation: That the application be denied.**

Conditions: None

Objectors: Township of Leyden

Commissioner Peraica, seconded by Vice Chairman Murphy, moved to deny Communication No. 296467. The motion carried unanimously.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296468 MICHAEL P. CLOONAN, Owner, 1532 South Roselle Road, Schaumburg, Illinois. Application (No. SU-07-12; Z07157). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for an office-building for landscape business and off-street parking facilities/landscaping contractor's yard (all existing) in Section 34 of Schaumburg Township. Property consists of 1.41 acres located on the southwest corner of Roselle Road and Morse Avenue in Schaumburg Township, County Board District #15. Intended use: Continued use as an office building.

Commissioner Peraica, seconded by Vice Chairman Murphy, referred the following New Applications to the Zoning Board of Appeals. The motion carried unanimously.

SECTION 5

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

PROPOSED RESOLUTION

Sponsored by

The Honorable Timothy O. Schneider, County Commissioner

295925

A RESOLUTION CONSENTING TO THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA NO. 2008-1, AND THE INCLUSION OF A PROPERTY LOCATED WITHIN UNINCORPORATED COOK COUNTY IN SCHAUMBURG SPECIAL SERVICE AREA NO. 2008-1 (MEADOW KNOLLS WATERMAIN) Submitting a Proposed Resolution sponsored by Timothy O. Schneider, County Commissioner.

A RESOLUTION CONSENTING TO THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA NO. 2008-1, AND THE INCLUSION OF A PROPERTY LOCATED WITHIN UNINCORPORATED COOK COUNTY IN SCHAUMBURG SPECIAL SERVICE AREA NO. 2008-1 (MEADOW KNOLLS WATERMAIN)

WHEREAS, portions of the area commonly known as the Meadow Knolls Subdivision are not connected to a public water supply, but rather have wells; said properties being legally described on Exhibit A, and depicted on Exhibit B, both Exhibits being submitted herewith and made part hereof (hereinafter referred to as the "SSA Properties"); and

WHEREAS, it is in the best interests of the SSA Properties to have access to a public water supply; and

WHEREAS, the Village of Schaumburg (hereinafter referred to as the "Village") has agreed to install an extension to the Village's water system to service the SSA Properties, provided said water system can be constructed pursuant to a special service area to pay for the cost thereof (hereinafter referred to as the "Meadow Knolls SSA"); and

WHEREAS, one (1) of the SSA Properties is located in unincorporated Cook County (hereinafter referred to as the "County"), said property being legally described on Exhibit C, and depicted on Exhibit D, both Exhibits being submitted herewith and made part hereof (hereinafter referred to as the "Unincorporated parcel"), with the remainder of the SSA Properties being located in the Village and, as such, pursuant to 35 ILCS 200/27-5, the County must consent to the inclusion of the Unincorporated parcel in the Meadow Knolls SSA and the creation of the Meadow Knolls SSA by the Village; and

WHEREAS, the Village has requested that the County consent to the inclusion of the Unincorporated parcel in the Meadow Knolls SSA, so that the owner of the Unincorporated parcel can have access to a public water supply; and

WHEREAS, the owner of the Unincorporated parcel is aware of the request being made of the County, and is in favor of the County granting said consent so that the owner of the Unincorporated parcel can have access to a public water supply; and

WHEREAS, it is necessary for the public health, safety and welfare that the Meadow Knolls SSA be formed so that a public water supply can be provided to the SSA Properties, including the Unincorporated parcel; and

WHEREAS, the County concurs in the desire of the Village to provide a public water supply to the SSA Properties, including the Unincorporated parcel; and

WHEREAS, it is necessary to memorialize the County's approval of the inclusion of the Unincorporated parcel in the Meadow Knolls SSA, and the County's consent to the creation of the Meadow Knolls SSA;

NOW, THEREFORE, BE IT RESOLVED by the Cook County Board of Commissioners, Cook County, Illinois, as follows:

SECTION 1: That the County, pursuant to 35 ILCS 200/27-5, hereby gives its consent to the creation of the Meadow Knolls SSA and to the Village's inclusion of the Unincorporated parcel in the Meadow Knolls SSA.

SECTION 2: That the County Clerk is hereby directed to forward three (3) certified copies of this Resolution to Marilyn J. Karr, Village Clerk, Village of Schaumburg, 101 Schaumburg Court, Schaumburg, Illinois 60193.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

***Referred to the Committee on Zoning and Building, September 3, 2008.**

***The above item was previously approved by Poll on September 19, 2008.**

In accordance with Cook County Code Section 2-108 (B) Rule 4-2 (c), the vote on the poll approved On 9/19/08 is as follows: 12 Yeas; 1 Nay (Commissioner Collins); and 4 Absent (Commissioners Beavers, Butler, Peraica and Steele).

Commissioner Schneider, seconded by Vice Chairman Murphy, moved to ratify Communication No. 295925 as amended. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Sims, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary